

Item #41

Floodplain Variance Request

6704 Pixie Cove

Colorado River Watershed

Lake Austin

Applicant Request

1. Demolish an existing two-story house (1730 sq. ft.) and detached garage (400 sq. ft.) and construct a new two-story residence (4460 sq. ft.) with attached garage (573 sq. ft.) at 6704 Pixie Cove. The rear of the lot is on Lake Austin and the lot is entirely within the 100-year floodplain of Lake Austin.
2. Exclude building footprint from drainage easement dedication to the full limit of the 100-yr floodplain.



Watershed Protection Development Review

Legend

Floodplain

-  City of Austin 25-Year Floodplain
-  City of Austin 100-Year Floodplain
-  Lot Lines

LAKE AUSTIN

Proposed Residence

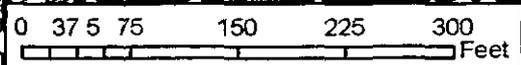
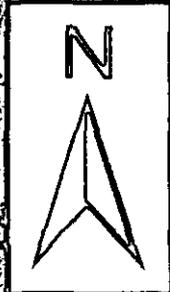
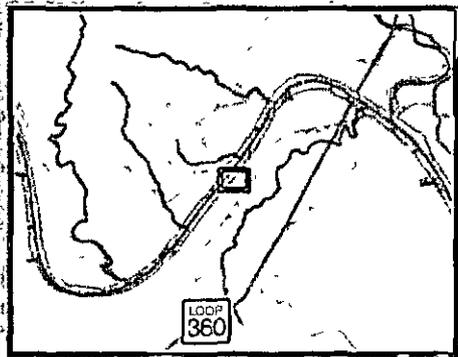
Subject Property:
6704 Pixie Cove

Proposed Drive

PIXIE CV

RIVERCREST

ELFLAND DR



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THU 10/12/2006



Watershed Protection Development Review

Legend

Floodplain

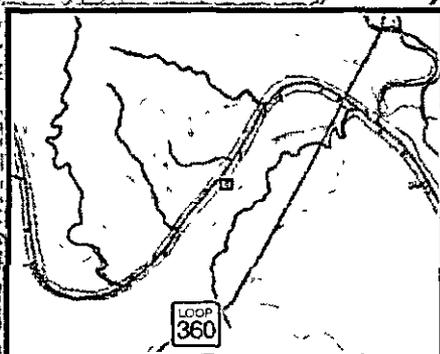
-  City of Austin 25-Year Floodplain
-  City of Austin 100-Year Floodplain
-  Lot Lines
-  Existing Structures

LAKE AUSTIN

Proposed Residence

Subject Property:
6704 Pixie Cove

Proposed Drive

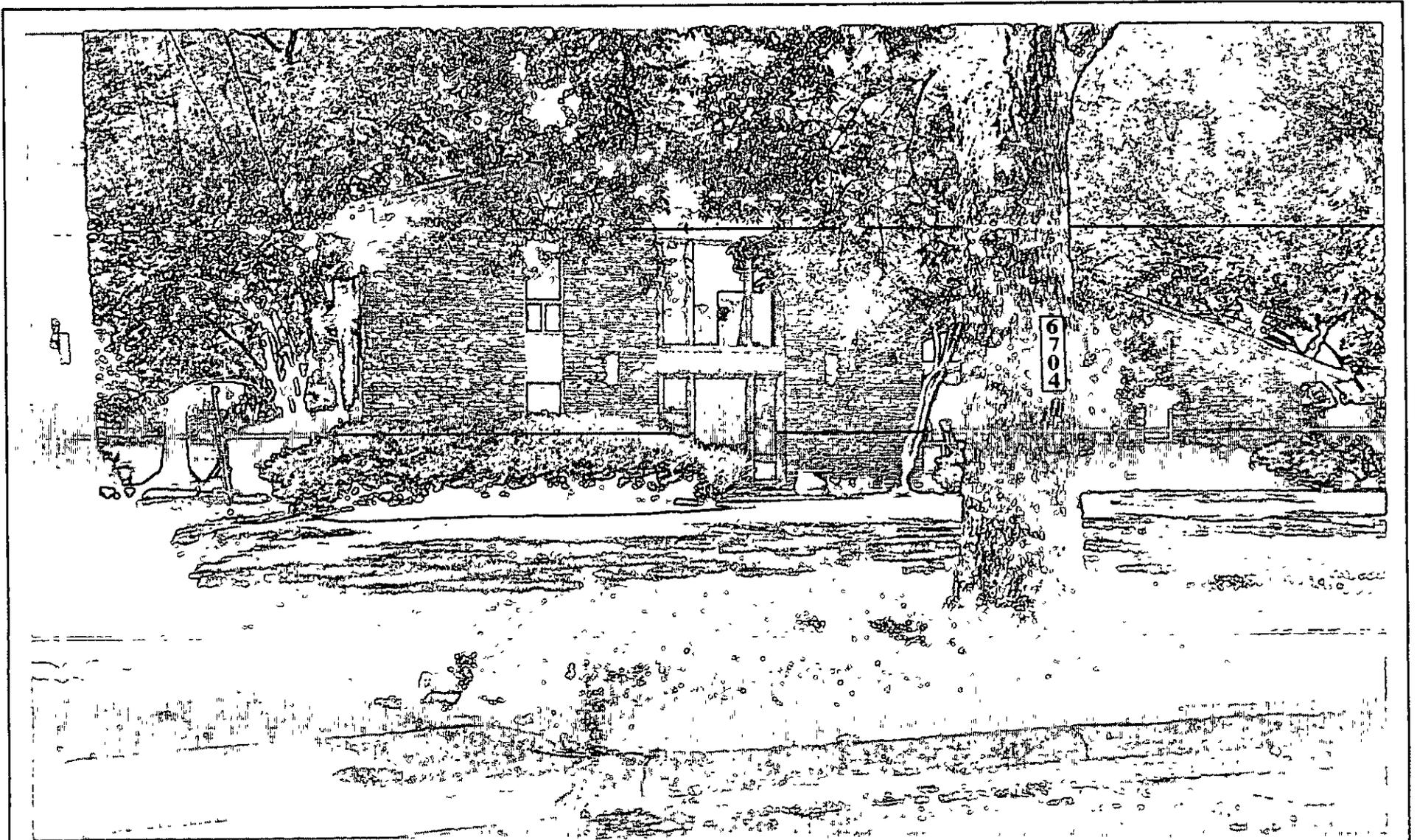


LOOP
360

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THU 10/12/2006



0 12.5 25 50 75 100
Feet



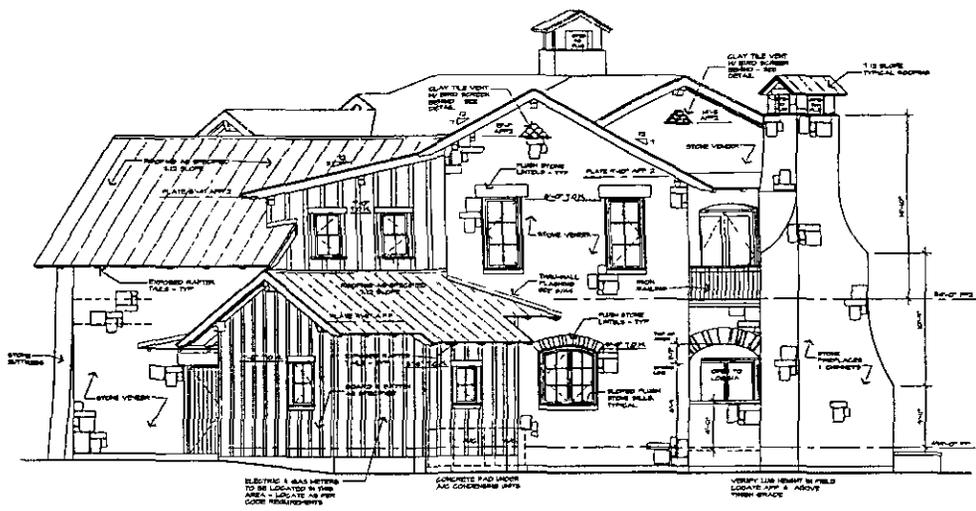
6704 PIXIE COVE
Existing Residence - Front



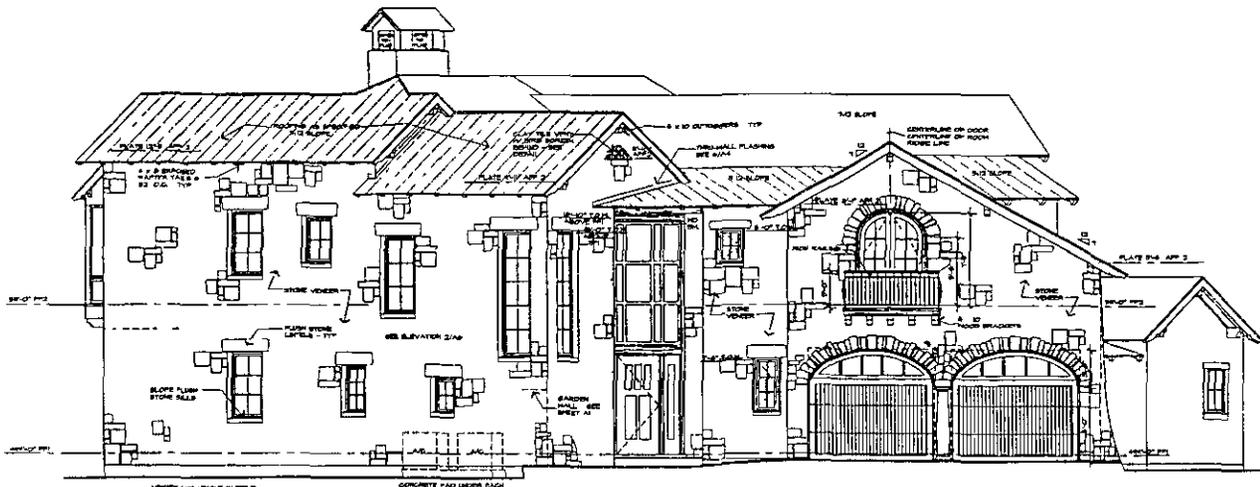
6704 PIXIE COVE
Existing Residence - Rear

TYPICAL ELEVATION & SECTION NOTES

1. HEIGHTS SHOWN ARE MEASURED FROM FINISH FLOOR, NOT SLAB
2. TOP OF WINDOW HEADS INDICATES TOP OF BASH
3. ALL STONE SILLS TO HAVE CHASED SLOPED DOORS
4. SPLAY STONE HEAD AT OPERABLE HEIGHT TOP SIDING TO CLEAR OPEN BASH



2 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE 1/4" = 1'-0"

SIMMEN ARCHITECTURE
 4801 W. BRUNNEN
 AUSTIN, TEXAS 78745



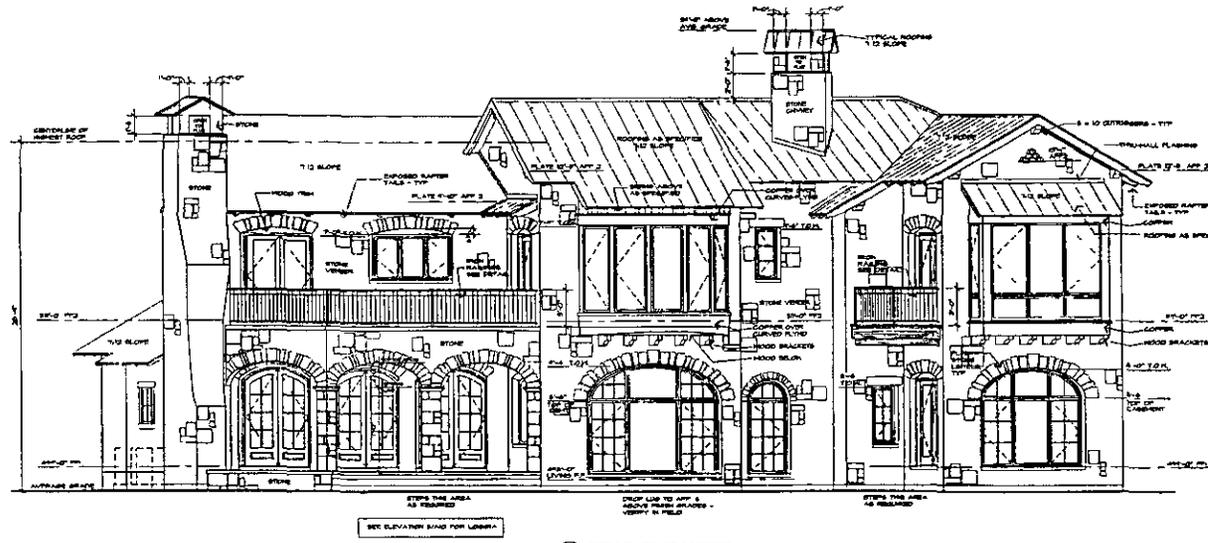
SIMMEN RESIDENCE
 6704 Pixie Cove Austin, Texas

DATE: 11/11/11
 DRAWN BY: J. SIMMEN
 CHECKED BY: J. SIMMEN
 PROJECT NO.: 11-001

SHEET:
A-5
 OF

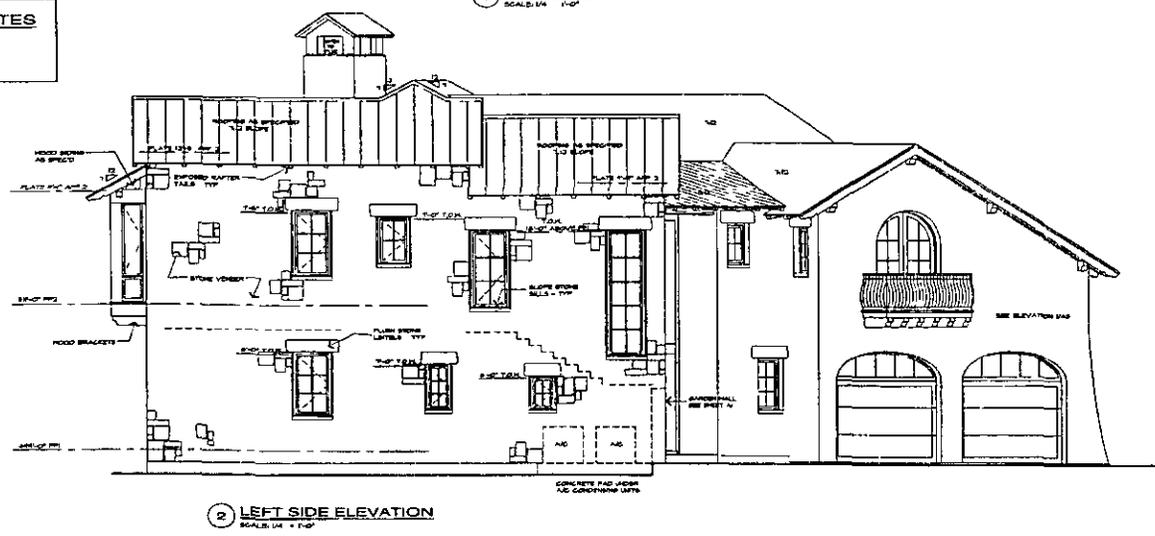
6704 PIXIE COVE

Proposed Residence – Front & Right Side Elevations



TYPICAL ELEVATION & SECTION NOTES

1. MEMBERS SHOWN AND HEADINGS FROM FLOOR FLOOR, NOT PLAN
2. TOP OF ARCH (T.O.A.) INDICATES TOP OF BASH
3. ALL STONE WALLS TO HAVE COVERED BASHED STONE
4. DISPLAY STONE HEAD AT OPERABLE HEIGHT UPWARDS TO CLEAR OPEN BASH



SIMMEN RESIDENCE
 6704 Pixie Cove
 Austin, Texas

Exterior Elevations

WITH
 A-6

6704 PIXIE COVE

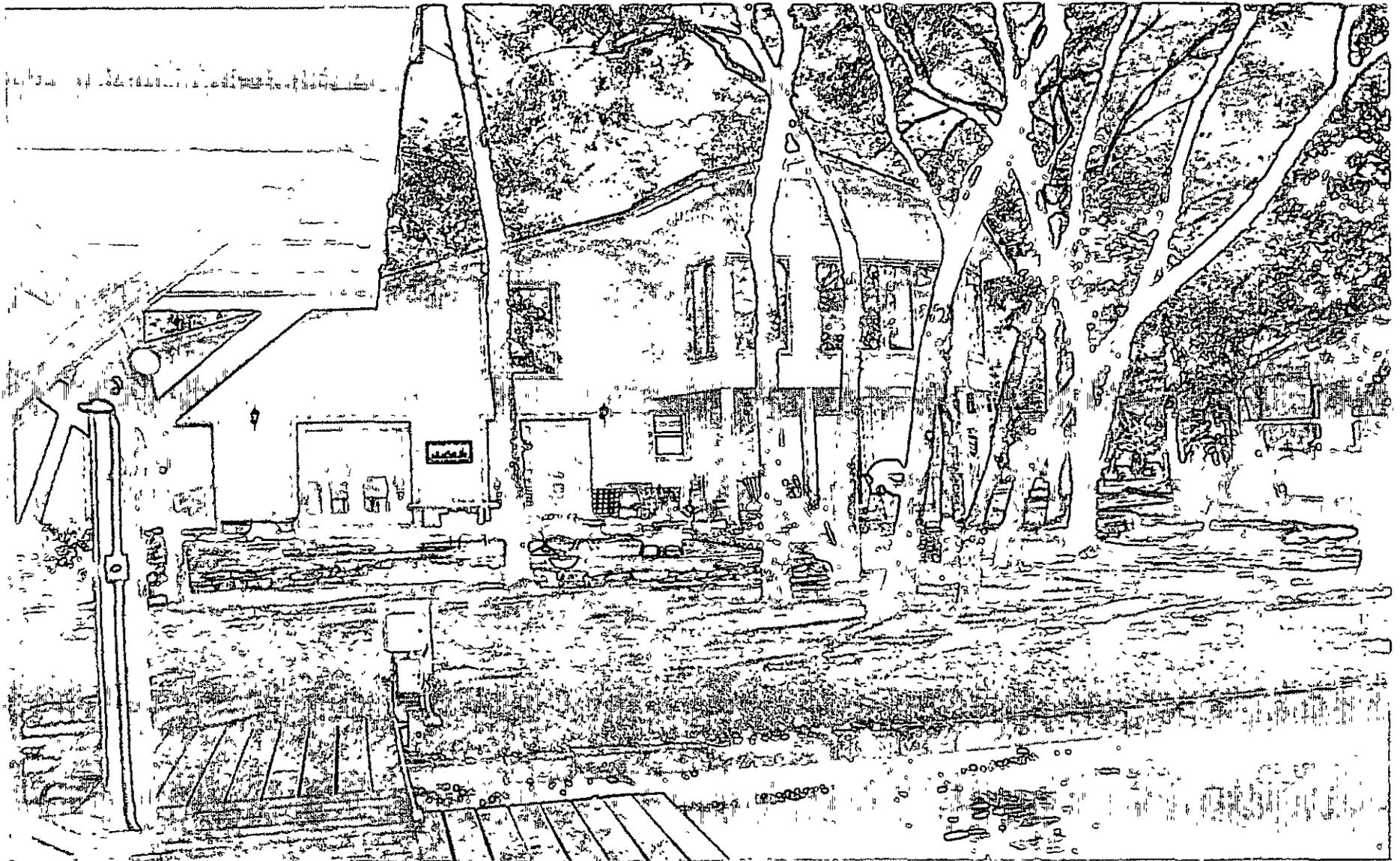
Proposed Residence – Rear and Left Side Elevations

VARIANCE DENIAL RECOMMENDED

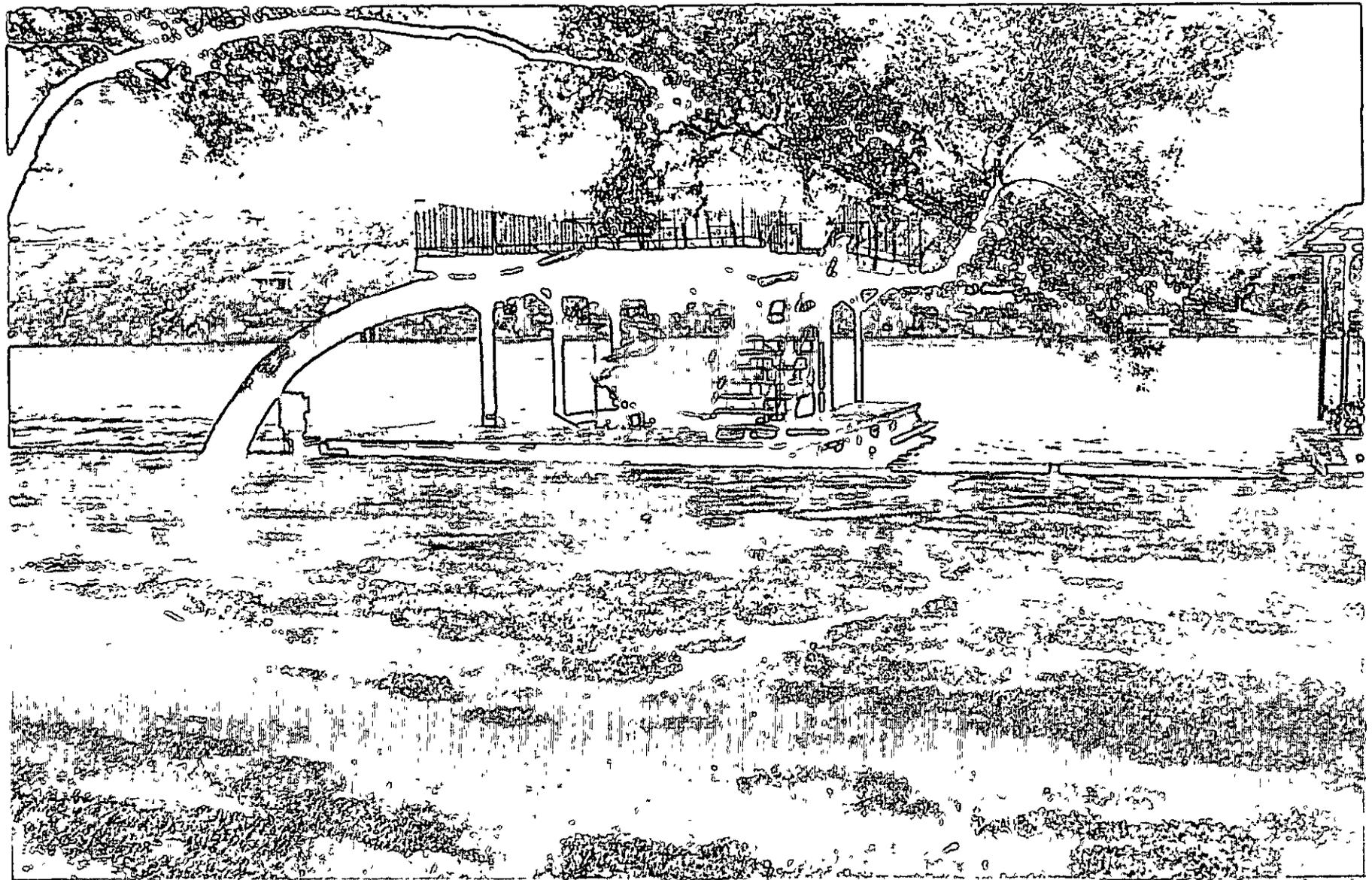
SUMMARY of FINDINGS

1. **PROPOSED CONSTRUCTION IS WITHIN THE 100-YEAR FLOODPLAIN OF LAKE AUSTIN.** The 100-year floodplain inundates the entire lot.
2. **NO SAFE ACCESS.** For the 100-year flood event, a water depth of 1.9 feet at the street curb line in front of the house impedes access to the house. The house will be surrounded by up to 1.7 feet of water during the 100-year flood event.
3. **ADDITIONAL OCCUPANCY IN THE FLOODPLAIN.** Proposed construction increases opportunity for human occupancy in the floodplain. Demolish existing 1730 sq. ft. house and construct 4460 sq. ft. house. Floor elevation of proposed structure will exceed minimum City requirements. Floor elevation of existing structure is 0.1 feet above the 100-year floodplain elevation.
4. **HARDSHIP CONDITIONS FOR THE PROPERTY DO NOT EXIST.** Existing structures on lot (lot is developed).

END.



6704 PIXIE COVE
Existing Residence – Rear



6704 PIXIE COVE
Existing Residence – Boat House at Rear